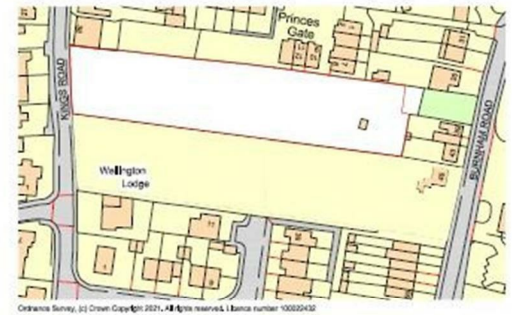




PLOT NO	GIA	GARAGE	AMENITY SPACE	BEDROOMS
1.	90.6m2	N/A	121.8 m2	3
2.	90.6m2	N/A	107.5 m2	3
3.	109.6m2	N/A	116.5 m2	4
4.	90.6m2	18.6 m2	130.0 m2	3
5.	109.6m2	18.6 m2	101.0 m2	4
6.	90.6m2	18.6 m2	166.0 m2	3
7.	90.6m2	18.6 m2	173.0 m2	3
8.	109.6m2	18.6 m2	126.7 m2	4
9.	90.6m2	18.6 m2	167.0 m2	3
TOTAL	872.4m2	111.6m2		

Block plan 1;1250



Kings Road, Southminster, Essex CM0 7ES
O.I.R.O £1,375,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

DEVELOPMENT SITE FOR SALE - 0.95 acre site with full detailed planning approval for 9 dwellings.

Located in the heart of Southminster, offering easy access to local amenities including shops, doctors, pubs and restaurants and Southminster's Railway Station is this unique opportunity to acquire a development site with full detailed planning for 9 new homes totalling 872.4 square meters of accommodation and 111.6 square meters of garage space.

The full planning application can be viewed using Maldon District Councils portal page using reference: 23/00338/FUL.

The site measures approximately 0.95 acre and is clear of any buildings.

As far as we are aware, no services have been connected to the site.

Village of Southminster

Southminster is a thriving village benefiting from its rail links into London Liverpool Street Station. The village offers a local primary school, day nursery and pre-school whilst schooling for older children is available in the nearby towns of Burnham-on-Crouch, Maldon and South Woodham Ferrers. There is a local park with an establish tennis club and various sports and social clubs. Shopping facilities include 3 convenience stores, a post office, traditional butcher, coffee shop, hairdressers, doctor's surgery, pharmacy, vet, takeaways and public houses.

Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been

made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

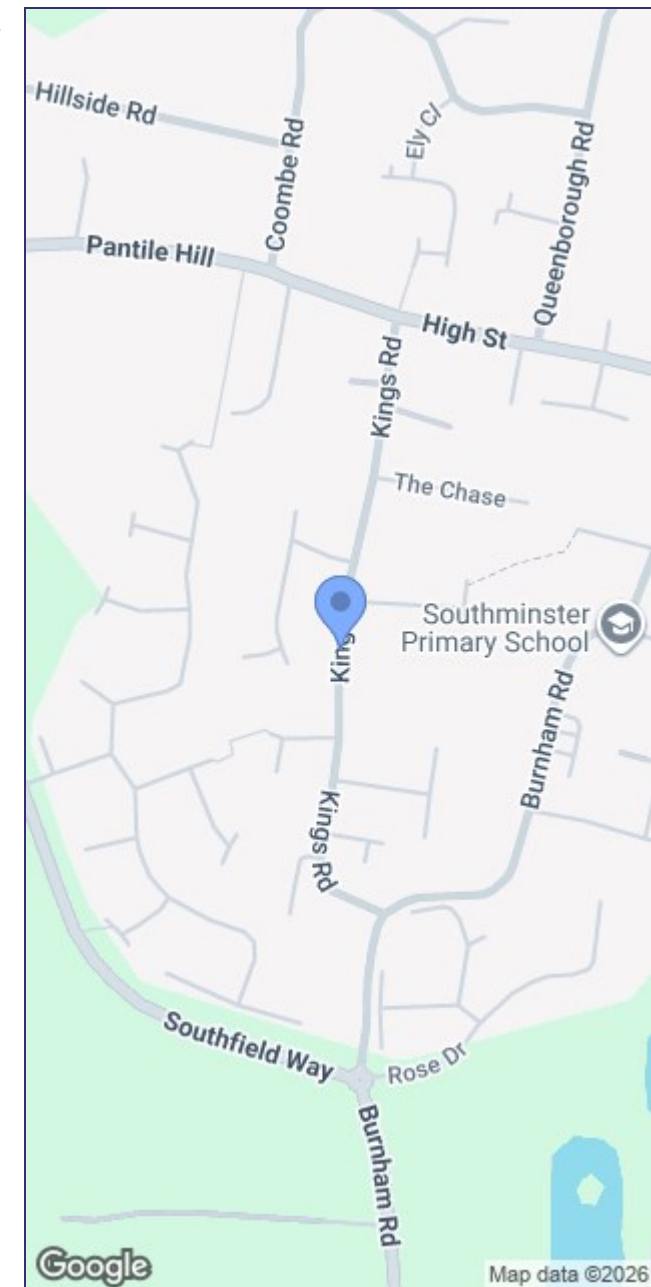
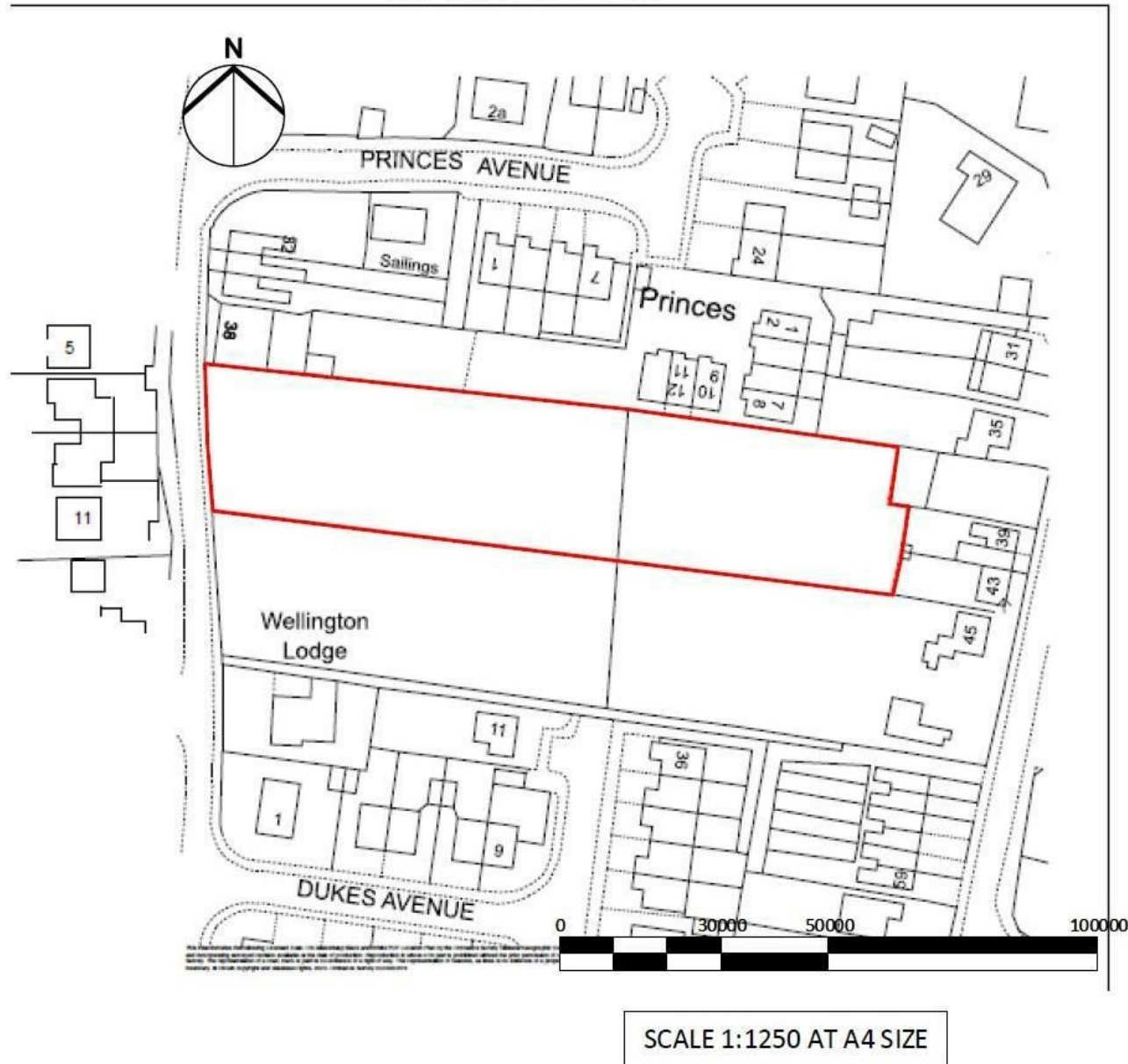
These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

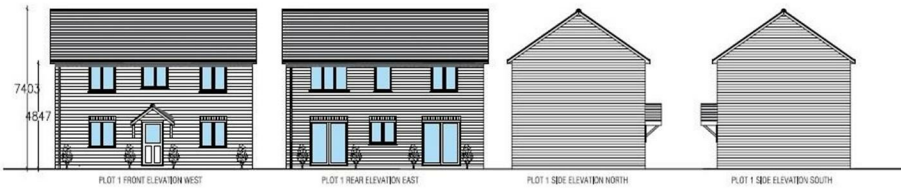
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

LAND TO THE REAR OF 39 & 41 BURNHAM RD, SOUTHMINSTER, ESSEX. CM0 7ES -

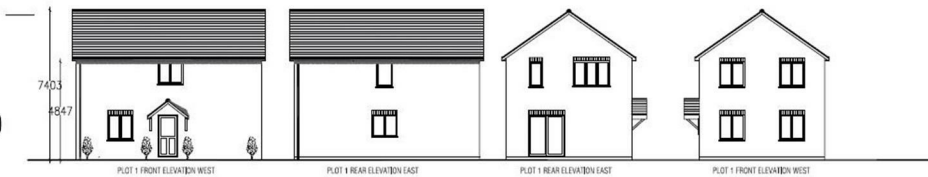
DRAWING NO - DB08



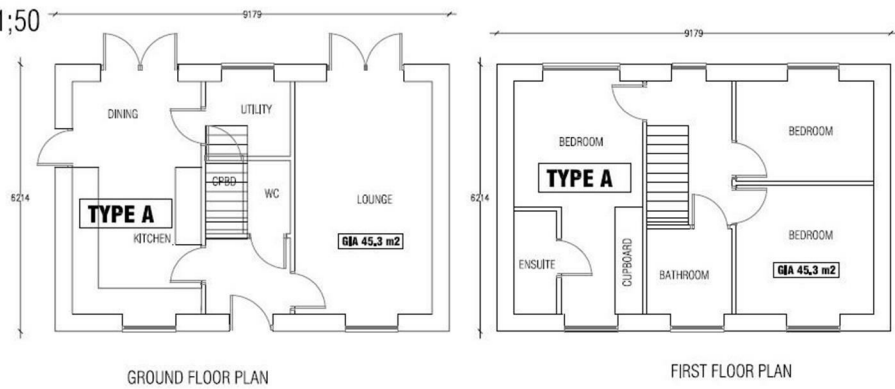
ELEVATIONS 1:100



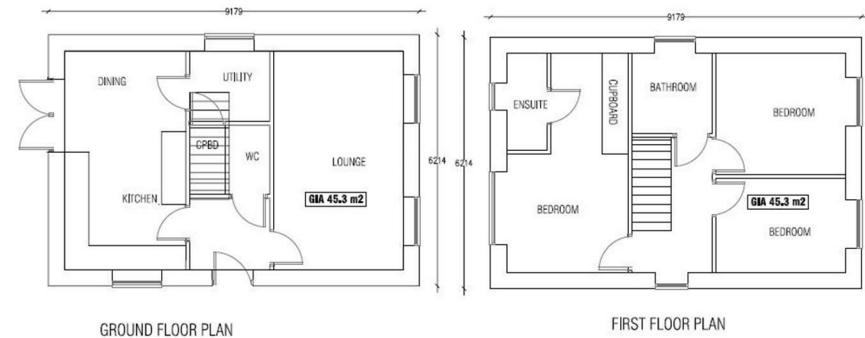
ELEVATIONS 1:100



FLOOR PLANS 1:50



FLOOR PLANS 1:50



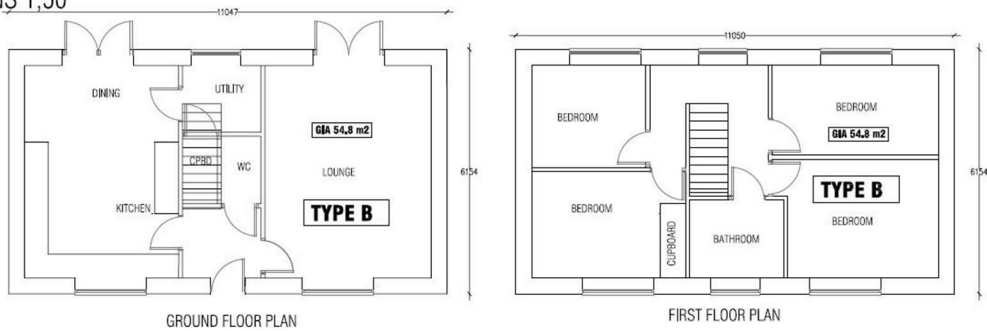
ELEVATIONS 1:100



ELEVATIONS 1:100



FLOOR PLANS 1:50



FLOOR PLANS 1:100

